

44405 PROGRESS WAY
CHILLIWACK, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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NEW PRICE



2.43 ACRES OF INDUSTRIAL LAND FOR SALE

Zoned M-4 Heavy Industrial
Centrally Located in Chilliwack

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Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to purchase 2.43 acres of land. The subject property is situated on the corner of Progress Way and Aitken Road in Chilliwack. This lot provides quick and easy access to Highway 1 via the Lickman Road Interchange and convenient access to the US border. Exit 116/Lickman Road Interchange is a major freeway interchange suitable for the traveling public and a major trucking hub. This lot offers excellent exposure to Progress Way and Aitken Road with 524 feet of frontage to Progress Way and 170 feet of frontage to Aitken Road.

Property Features

- » High exposure corner property
- » Desirable industrial zoning
- » Easy access to Hwy 1
- » Convenient access to US Border
- » Proximity to retail and hospitality amenities
- » Electrical service on site
- » Services near lot line

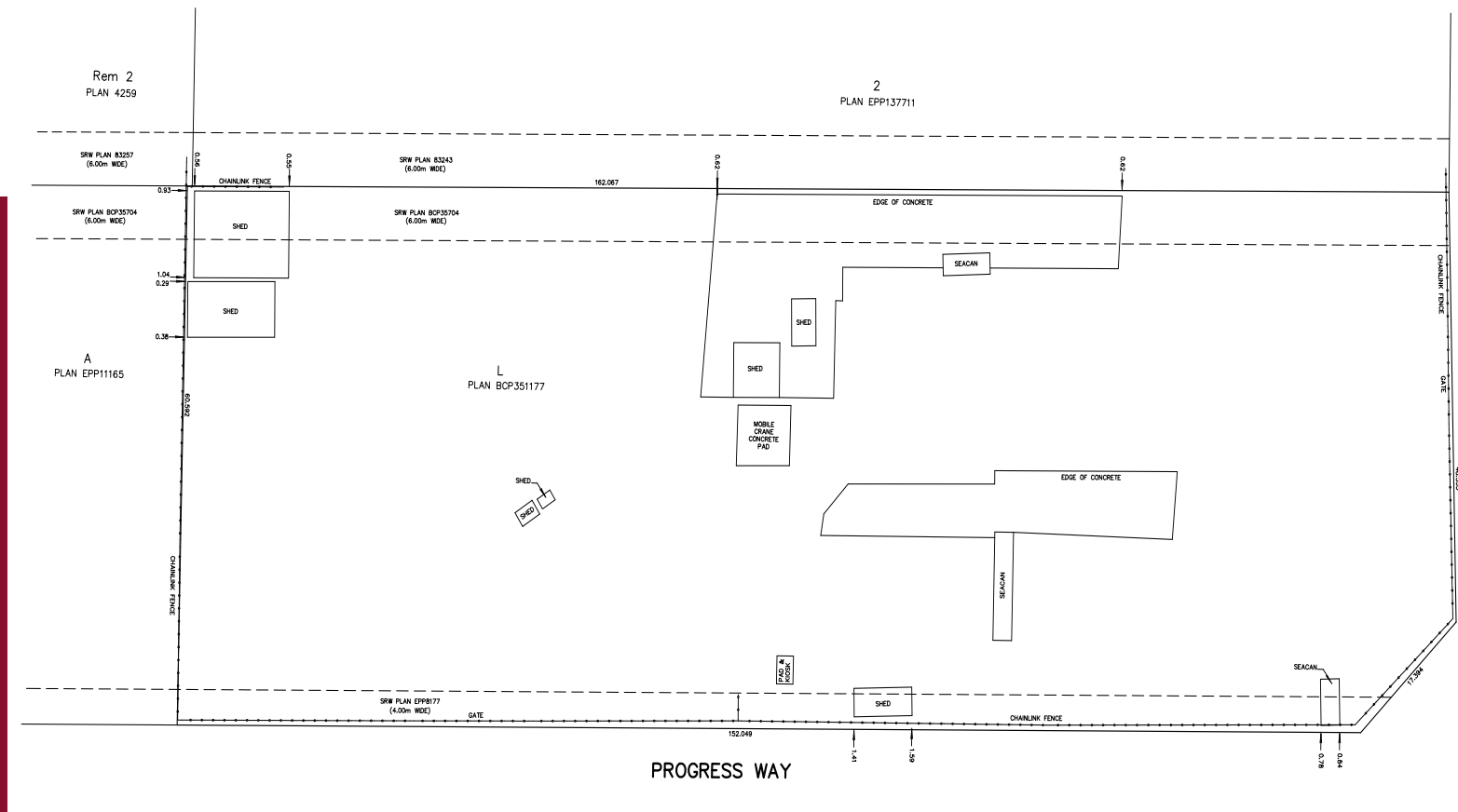
Due Diligence Materials

- » Survey Mortgage Certificate
- » Environmental Reports completed 2026
- » Appraisal



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Survey



Site Size 2.43 Acres

PID 027-412-296

Legal Description LOT L DISTRICT LOT 269 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP35117

Zoning M4 - Heavy Industrial ([click to view bylaw](#))

Assessed Value \$8,258,000 (2025)

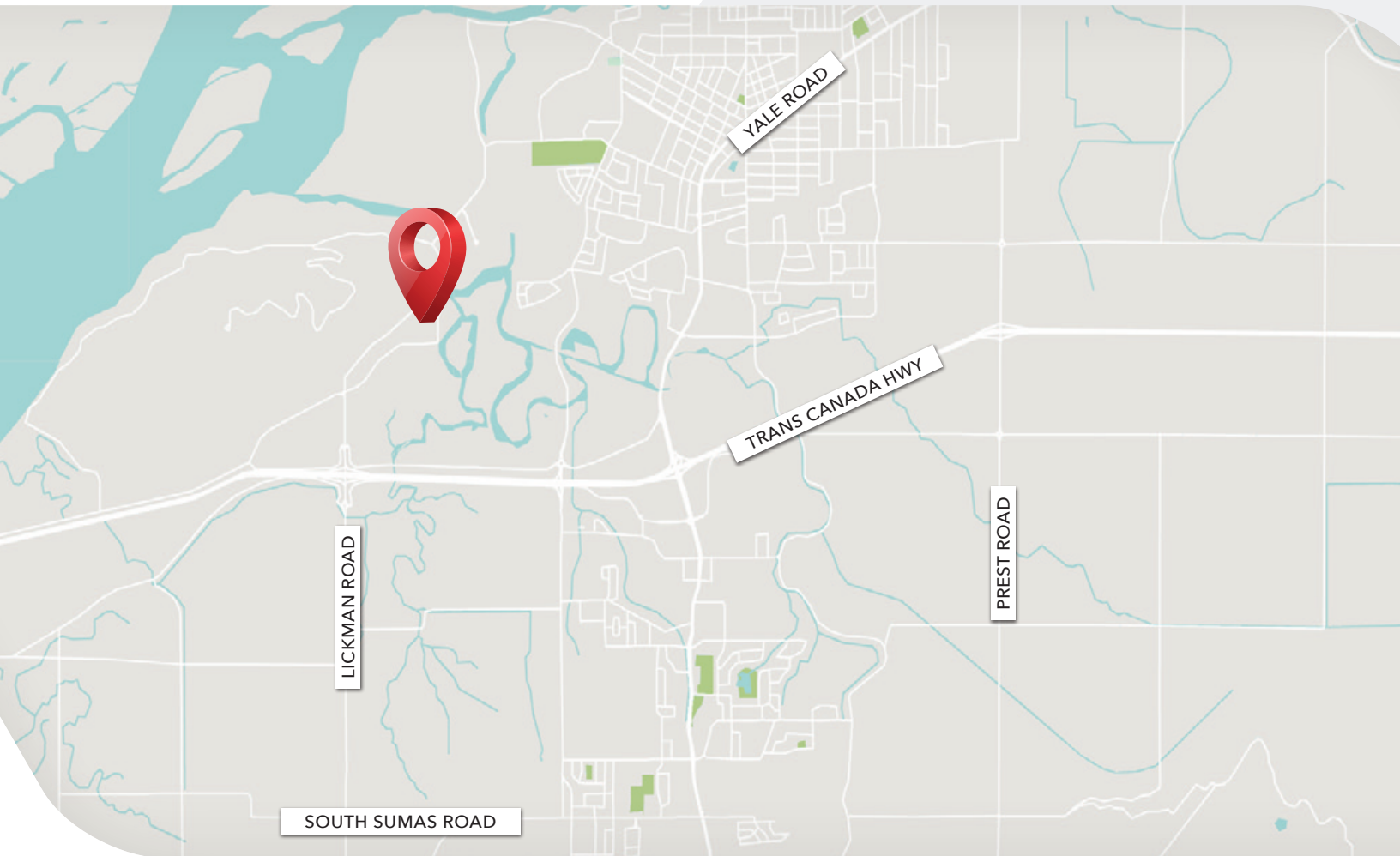
Property Taxes \$78,016.21 (2025)

Asking Price ~~\$8,500,000~~ \$7,400,000

Availability Vacant possession upon closing

44405 PROGRESS WAY

CHILLIWACK, BC



Drive Times



Trans-Canada Highway
5 min | 1.9 km



Highway 7
26 min | 29.9 km



Hope
36 min | 57.3 km



Highway 11
20 min | 26.0 km



Abbotsford Intl. Airport
30 min | 37.1 km



Sumas Border Crossing
35 min | 32.6 km



Mission
34 min | 39.3 km



Lynden Border Crossing
42 min | 47.1 km



Fraser Surrey Docks
64 min | 81.6 km

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